

Before the Board of Zoning Adjustment, D. C.

Application No. 11670 of James B. Huntley, pursuant to Section 8207.11 of the Zoning Regulations for variances from the lot occupancy, side yard and rear yard, as provided by Sections 3301.1, 3305.1 and 3304.1, to permit an addition to a dwelling at 4395 Colorado Avenue, N. W., Lot 33, Square 2659.

HEARING DATE: June 19, 1974

EXECUTIVE SESSION: June 25, 1974

FINDINGS OF FACT:

1. The property is located in an R-1-A Zone and is improved with a single family dwelling.
2. Applicant testified that he intends to add two bedrooms, a bath and a rear deck.
3. Applicant testified that he proposes to add a 17 foot deck from the rear of the property onto the rear yard and provide a two foot center-levered walkway for access to the deck from the outside of the building. The walkway would encroach on the rear yard.
4. The Board finds that the house is U-shaped and the proposed one-story addition would be on the rear leg of the U. The Board also finds that applicant can provide and will maintain an eight foot side yard after the addition is built.
5. Applicant testified that the addition is needed for his family which has increased in number since he built the house. The existing house has two bedrooms and a den.
6. The Board finds that applicant is requesting a 25 foot extension for the one-story addition, a deck which will extend into the rear yard and a two foot wide access which encroaches on the existing side yard. We also find that the lot is substandard
7. In the R-1-A District the lot area required is 7,500 square feet with a lot width of 75 feet. The subject lot is 6,103.66 square feet.

8. The applicant request a 200.97 square feet variance from the 40% lot occupancy requirement of the R-1-A Zone.

9. The applicant requests a ten foot variance from the 25 feet rear yard requirements of the R-1-A Zone.

10. No opposition was registered.

CONCLUSIONS OF LAW:

The Board concludes that applicant has proven a practical difficulty within the meaning of the variance clause. To deny the requested relief would result in applicant having to relocate his family into larger quarters.

We also find that relief can be granted without impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

ORDERED:


That the above application be GRANTED.

VOTE:

4-0 (Lilla Burt Cummings abstaining)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:


JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER:

7/30/74

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.